

# MEMORANDUM

# MCDA

## Request for City Council Committee Action

Date: March 4, 2002

To: Council Member Goodman, Community Development Committee  
Council Member Johnson, Ways and Means/Budget Committee

Refer to: MCDA Board of Commissioners

Prepared by Sharrin Miller-Bassi, Phone 612-673-5019; Jennifer Bever, Phone 612-673-5129

Approved by Charles T. Lutz, Interim MCDA Executive Director \_\_\_\_\_

Subject: Accept & Appropriate a \$201,500 Metropolitan Council Livable Communities Tax Base Revitalization Account (TBRA) Grant on Behalf of the Village at St. Anthony Falls Project; Execute Grant Amendment & Subrecipient Agreements

**Previous Directives:** Preliminary concept approval and direction to staff to exclusively negotiate business terms with Hunt Gregory and proceed with the establishment of a new redevelopment project and TIF district occurred October 1, 1999. On February 4, 2000 the MCDA Board of Commissioners granted enhanced concept approval to the Hunt Gregory proposal and directed staff to continue negotiating with Hunt Gregory for redevelopment of the Lupient Buick property. On June 5, 2000 the MCDA Board approved both the redevelopment project and TIF district and authorized contract execution based on the negotiated business terms. On September 29, 2000 the MCDA Board authorized the initiatives of eminent domain proceedings in order to assist in site assembly for the project. On October 16, 2000 the MCDA Board approved the note resolutions, amendments to the MCDA's 2000 appropriation resolution and related financing issues. \$1,344,303 in Minnesota Department of Trade & Economic Development (DTED) Contamination Cleanup and Metropolitan Council Livable Communities Tax Base Revitalization Account (TBRA) grant funding was accepted February 1, 2001. City Council authorization to submit additional applications to DTED for Contamination Cleanup and Metropolitan Council TBRA programs was approved April 20, 2001. On August 24, 2001, the City Council accepted two grant awards from the April 2001 round: \$382,422 from the Metropolitan Council TBRA grant program and \$1,252,429 from the DTED Contamination cleanup program. On October 26, 2001, the City Council approved submission of a grant request for the Village at St. Anthony Falls project to the Metropolitan TBRA grant program.

**Neighborhood Group Notification:** The Lupient Task Force has been informed of the receipt of the environmental cleanup funds.

**Ward:** 5th

**Consistency with *Building a City That Works*:** Proposal is consistent with Goal 3: Create strong vital commercial corridors city-wide through mixed-use development including a variety of businesses and creative housing. Goal 4: Preserve, enhance and create a sustainable natural and historic environment city-wide. Develop and support livable neighborhoods in the production of decent, affordable rental housing and renovating blighted structures.

**Comprehensive Plan Compliance:** Complies

**Zoning Code Compliance:** Complies

**Impact on MCDA Budget:** (Check those that apply)

☐ No financial impact

☒ Action requires an appropriation increase to the MCDA Budget

☒ Action provides increased revenue for appropriation increase

☐ Action requires use of contingency or reserves

☐ Other financial impact (Explain):

**Receipt of \$201,500 in Metropolitan Council Livable Communities TBRA grant funding for pollution investigation and clean-up; no local match required.**

**Living Wage / Business Subsidy:** Complies.

**Job Linkage:** Complies.

**Affirmative Action Compliance:** Will comply.

**Recommendation:**

**City Council**

1. Accept a \$201,500 Livable Communities Tax Base Revitalization Account (TBRA) grant from the Metropolitan Council for pollution investigation and remediation activities for the Village at St. Anthony Falls project site.
2. Increase the 2002 MCDA Appropriation Resolution in Fund SMN by \$201,500
3. Increase MCDA Revenue Budget in Fund SMN (3215-13 Other MN Grantor Agencies) by \$201,500
4. Forward this report to the MCDA Board of Commissioners for its review and approval

**MCDA Board of Commissioners**

5. Execute amendment #1 to grant agreement SG-01-62 and subrecipient agreements

**Background/Supporting Information**

The MCDA has received a Metropolitan Council TBRA grant in the amount of \$201,500 for pollution investigation and remediation activities for the Village at St. Anthony project

located at East Hennepin and University Avenues. The intent of this letter is to request authorization for acceptance and appropriation of the grant as well as authorization to execute Amendment #1 to grant agreement SG-01-62 and subrecipient agreements as required to implement the project. The project received \$382,422 from the Metropolitan Council's April 2001 grant round. Amendment #1 to SG-01-62 combines the two grant awards under one contract. Local match is not required for this grant.

Metropolitan Council funds will be used for remediation of pollution located under the Electric Wire building located within the project site.